

March the 3rd 1862

ran the following line & made the following corner in
 Section 18 Town 9 Range No One East for Isaac Gore &
 John P. Thompson beginning at the South East corner
 of said section 18 thence N 5th 78 79 poles & 19 links corner
 made & stone planted witness trees Beech 10 inch in diam
 N 9th 78 15 lbs dist Maple 10 inch in diam S 1st E 62 lbs dist
 Chane Barer Isaac Gore & John P. Thompson } sworn by me this
 3rd day of March 1862 for \$2.00 paid

S. S. Busbirk M & S

1861

Established for Daniel Stout & Alfred Houston the following
 corners in 19th T. 9. R. 1. W.

1 st center of Sec	Witness	Beech 20 inch	S 57 th E	12 lbs
	W Oak	22 "	S 22 th W	59 "
2 nd 1/4 sec 1/2 m	Beech	14 "	S 30 th E	29 1/2 "
	Do	10 "	N 1 st E	12 "
3 rd N 78 of S 1/2 of N 78 qtr	B Oak	8 "	N 50 th E	31 1/2 "
	Hickory	9 "	S 21 st E	10 "
1 st E of S 1/2 of N 78 qtr	Beech	14 "	N 38 th W	32 "
	B Walnut	1 "	S 21 st W	57 1/2 "
5 th S E cor of Sec	W Oak	20 "	N 21 st E	55 1/2 "
	Elm	8 "	N 60 th W	55 "

for Benjamin Neale & John Bangor the South 1/2 mile cor
 of Sec 2 T. 8. R. 2. W. Witness trees W Oak 32 N 20 W 16
 Do 30 N 28 E 23

S. S. Busbirk M & S
 James Woodburn Deputy

T09N-R01W-19_0000_MCS

MONROE COUNTY PLANNING

Legal Description

A part of the NE¼ of Section 10, T8N, R1W, Monroe County, Indiana, described as follows:
Commencing at an iron pipe at the southwest corner of said 1/4 section; thence N 00°00'00" E 1023.76 feet to an iron pipe; thence S 90°00'00" E 1151.15 feet to a capped 5/8 inch rebar at the point of beginning;
thence N 60°00'00" E 154.75 feet to a capped 5/8 inch rebar; thence S 00°00'00" W 873.89 feet to a capped 5/8 inch rebar on the northerly right-of-way of Old SR 46; and to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 548.51 feet a central angle of 08°19'25", and a chord of 122.42 feet bearing N 63°32'35" W; thence Northwest along said curve, a distance of 122.53 feet to a railroad spike; thence continuing with said right-of-way, N 67°43'49" W 61.24 feet to a railroad spike; thence leaving said right-of-way, N 00°00'00" W 589.31 feet to the point of beginning. Containing 2.864 acres, more or less.

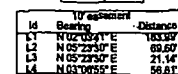
Surveyor's Certificate:

I, Michael D. Arns, hereby certify that I am a Registered Land Surveyor licensed in Compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; that their location, size and type are, to the best of my knowledge, accurately shown.

Date: _____

Iron pipe found
SW Corner NE¼
Section 10, T8N, R1W

Location Map not to scale



Setback Table
Front Yard Setback: 80'
Rear Yard Setback: 50'
Side Yard Setback: 20'

I, Michael D. Arera, hereby certify that I am a Registered Land Surveyor licensed in Compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; that their location, size and type are, to the best of my knowledge, accurately shown.

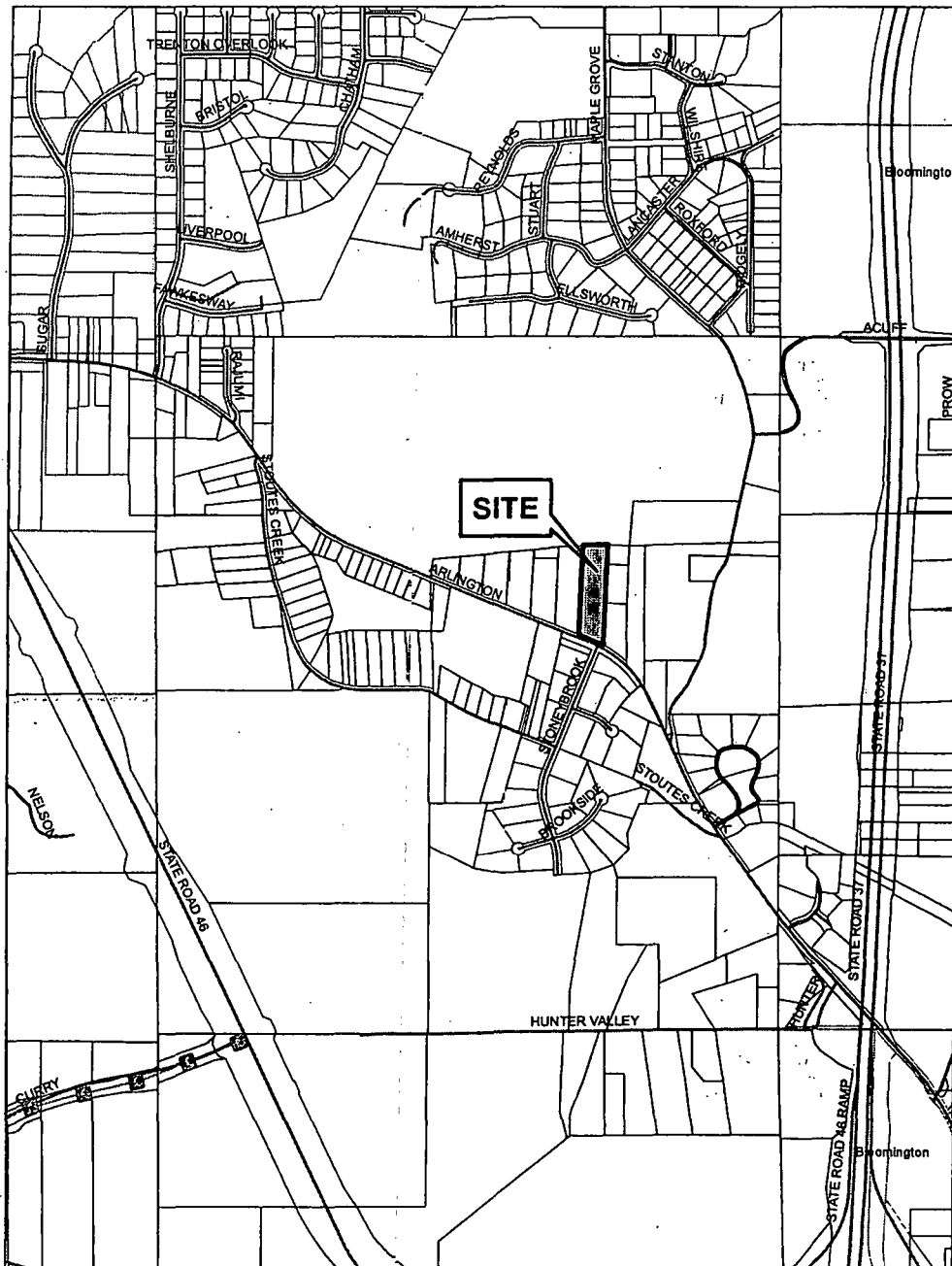
Date: _____



Residence (correspondence)
1904 Circle Drive, Bedford, IN 47421
(812) 279-4213

Lawrence County Surveyor
Courthouse Bedford, IN 47421
279-2159 279-4124 FAX

000024



**Risall, LLC Minor Subdivision
Preliminary Plat**

Petition No: 0508-SMN-17

Location Map

Exhibit Number 1

September 22, 2005

Not to Scale

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Monroe County be liable to the recipient or any other party for damages arising out of the use or inability to use these materials. This agreement shall be governed by the law of Indiana, where any litigation arising hereunder shall take place. The agreement is the complete and exclusive statement of the agreement between the parties and may be modified only by a written agreement

#0508-SMN-17
Risall, LLC Minor Subdivision
Preliminary Plat

000023

32.39

40

crce
72.5

40

39.42

19

20

39.41

Brook
22.5 ch.

Brook
22.5 ch.

32.17

40

40

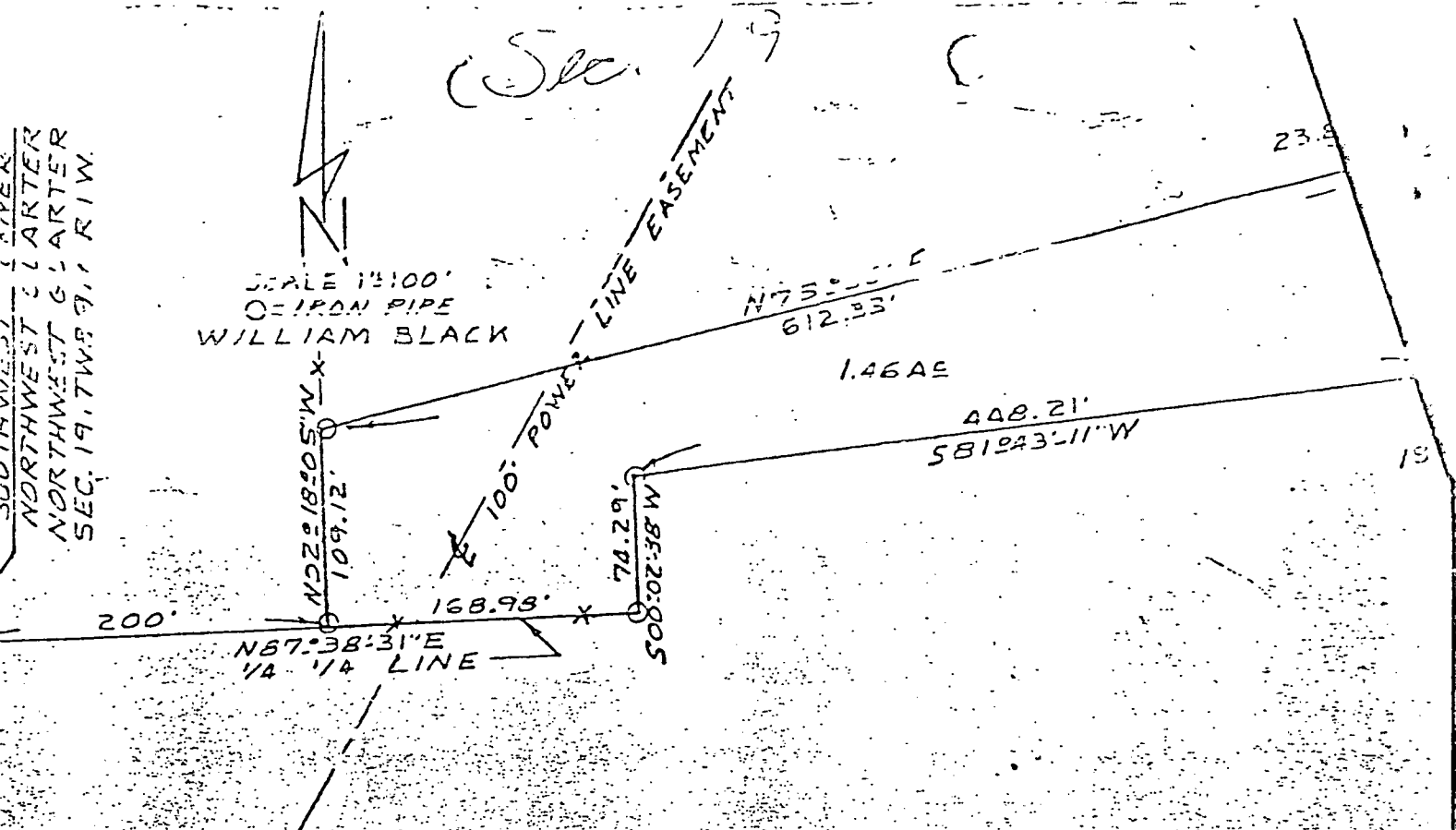
Brook
22.5 ch.

40

30

Brook
22.5 ch.

40



State of Indiana
County of Monroe SS:

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and the following description correctly represents a survey completed by me on October 6, 1975; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



Lee Utt
Lee Utt, R. L. S. # S0089, Indiana

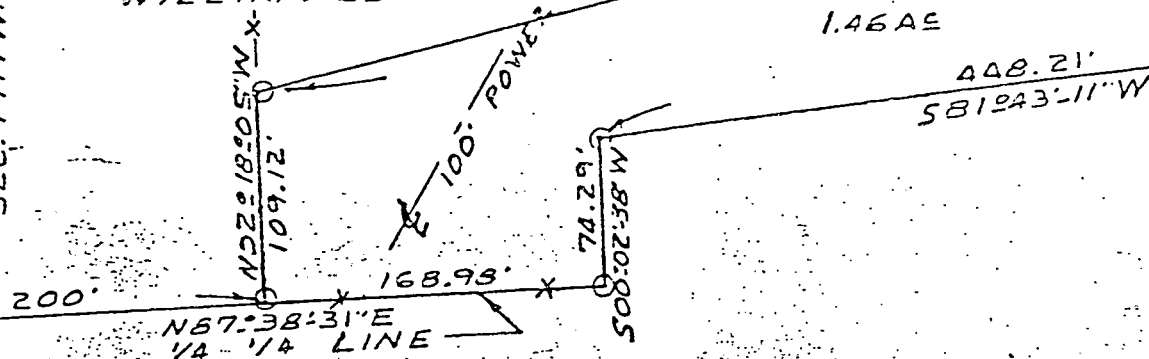
Legal description:

A part of the Northwest quarter of the Northwest quarter of Section 19, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at the Southwest corner of said quarter quarter; thence with the South line of said quarter quarter and running North 87°-38'-31" East for 200 feet and to the real point of beginning of this description; thence from said real point of beginning and along an existing fence and running North 02°-18'-05" West for 109.12 feet; thence North 75°-30' East for 612.33 feet and to the centerline of Stoutes Creek Road; thence with the centerline of said road and running South 11°-38'-05" East for 119 feet; thence leaving the centerline of said road and running South 81°-43'-11" West for 448.21 feet; thence South 00°-02'-38" West for 74.29 feet and to the South line of said quarter quarter; thence with said South line and running South 87°-38'-31" West for 168.98 feet and to the real point of beginning. Containing 1.46 acres, more or less.

Subject to all highways and legal right-of-ways.

SOUTHWEST 1/4
NORTHWEST 1/4
NORTHWEST 1/4
SEC. 19, TWP. 9, R. 1W.

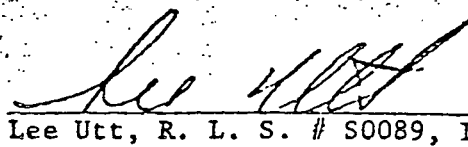
SCALE 1"=100'
O=IRON PIPE
WILLIAM BLACK



State of Indiana
County of Monroe SS:

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Lee Utt, R. L. S. # S0089, Indiana

Legal description:

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Subject to all highways and legal right-of-ways.

Sec 19

SCALE 1"=100'
O=IRON PIPE
WILLIAM BLACK

SOUTHWEST CORNER
NORTHWEST QUARTER
NORTHWEST QUARTER
SEC. 19, TWP. 9N, R. 1W

N 87° 29' 05" E
297.14'

3.13 AC

LINE EASEMENT
435'

S 75° 31' W

S 29° 44' 15" E
235.00'

STOUTES CREEK RD.

457.02'

N 02° 18' 05" W
109.12'

S 17° 43' 30" E
200'

100' POWER

177.33'
S 75° 30' W

200'
N 87° 38' 31" E
1/4 1/4 LINE

State of Indiana
County of Monroe SS:

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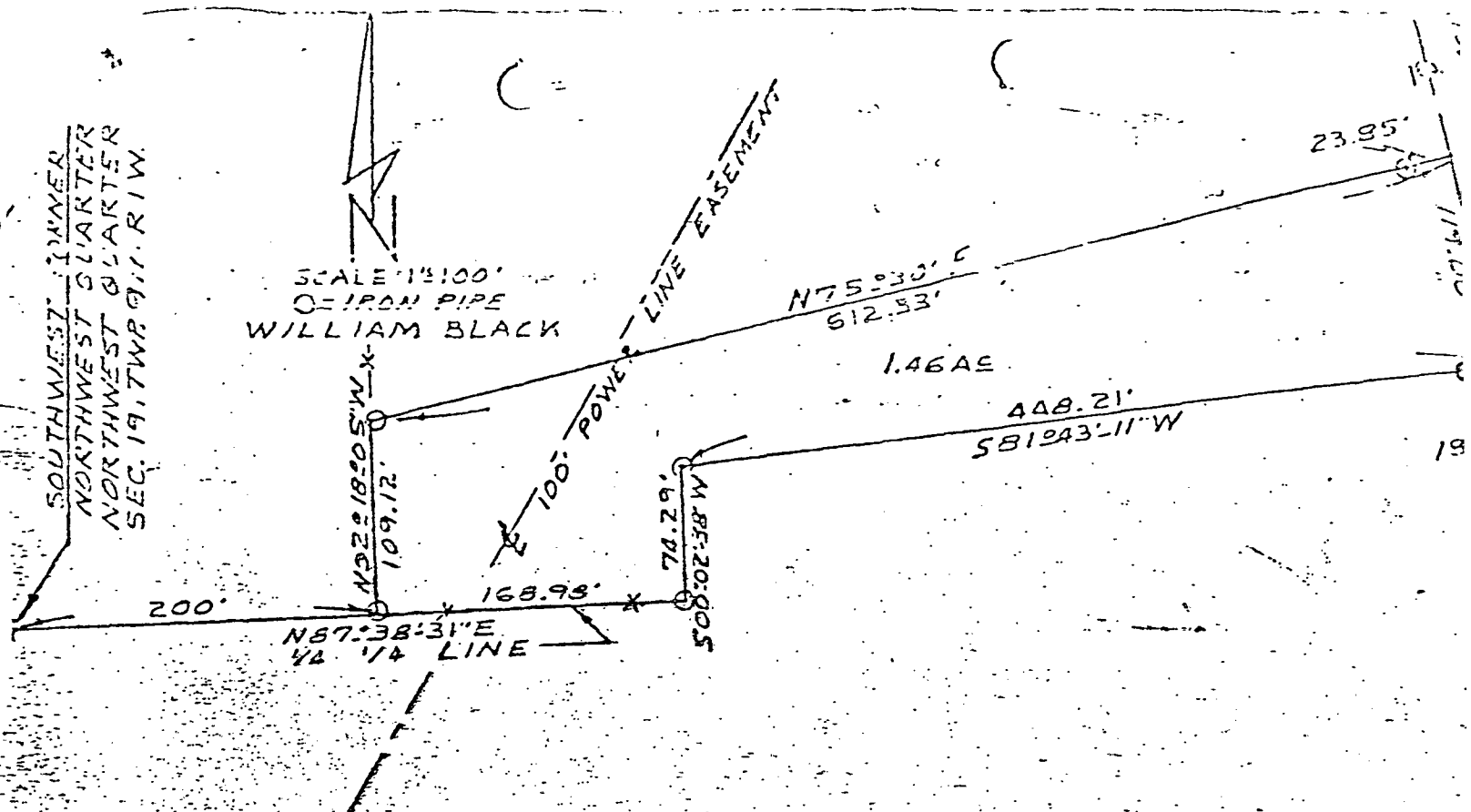
Lee Utt

Lee Utt, R. L. S. # S0089, Indiana

Legal description:

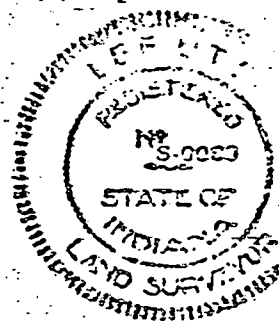
A part of the Northwest quarter of the Northwest quarter of Section 19, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at the Southwest corner of said quarter quarter; thence with the South line of said quarter quarter and running North 87°-38'-31" East for 200 feet; thence along an existing fence and running North 02°-18'-05" West for 109.12 feet and to the real point of beginning of this description; thence from said real point of beginning and continuing North 02°-18'-05" West for 457.02 feet; thence along an existing fence and running North 87°-29'-05" East for 297.14 feet; thence South 40°-29'-16" East for 17.00 feet; thence North 54°-09'-43" East for 155 feet and to the centerline of State Road 46; thence South 29°-44'-14" East for 235 feet and to a point in the centerline of Stoutes Creek Road; thence leaving the centerline of said road and running South 75°-31' West for 435 feet; thence South 17°-46'-30" East for 200 feet; thence South 75°-30' West for 177.33 feet and to the real point of beginning. Containing 3.13 acres, more or less.

Subject to all highways and legal right-of-ways.



State of Indiana
County of Monroe SS:

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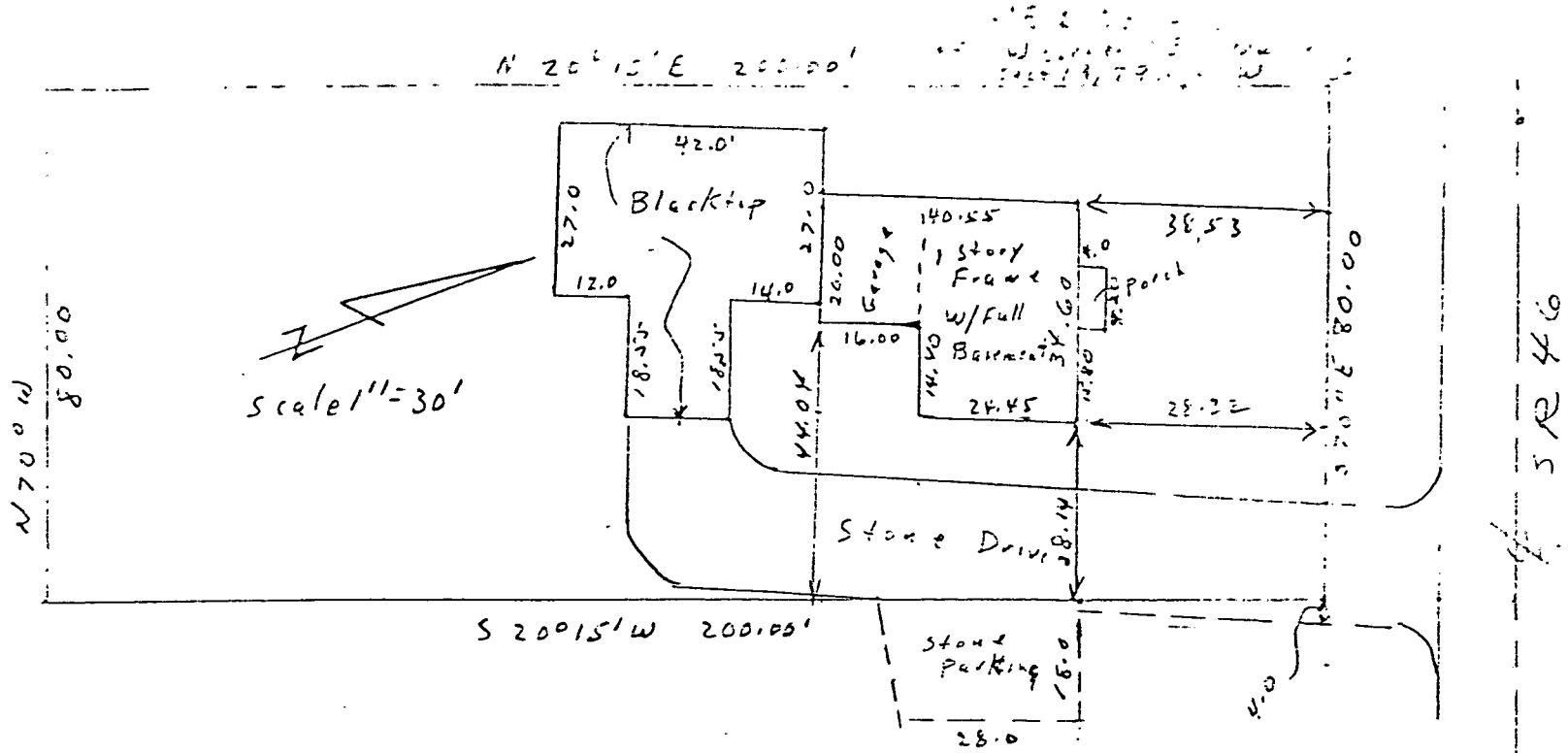
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Subject to all highways and legal right-of-ways.

MAR 18 1977

Monroe County, Indiana



Description:

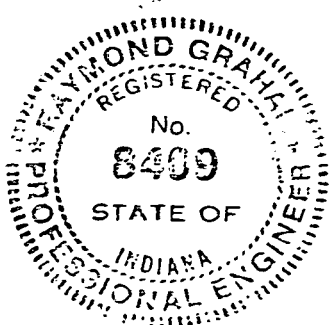
A part of the Southeast quarter of the Northwest quarter of Section 19, Township 9 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point that is 971.50 feet East and 336.50 feet South of the Northwest corner of the Southeast quarter of the Northwest quarter of Section 19, and on the South right-of-way line of State Road # 46; thence running South 70 degrees East over and along the South right-of-way line of State Road # 46 for a distance of 80.00 feet; thence running South 20 degrees 15 minutes West for a distance of 200.00 feet; thence running North 70 degrees West for a distance of 80.00 feet; thence running North 20 degrees 15 minutes East for a distance of 200.00 feet and to the place of beginning. Containing in all 0.37 acres more or less. Being designated as Lot # 4 of an unrecorded plat of SKYLINE PARK ADDITION.

Engineer's Certification:

I hereby certify that this plat is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property except a part of the drive and a stone parking area which fall on Lot # 3, as shown; and that the said improvements do not encroach upon any other property except as shown, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham

Raymond Graham
R P E 8409 Indiana
3215 N. Smith Pike
Bloomington, Ind.
Oct. 31, 1977



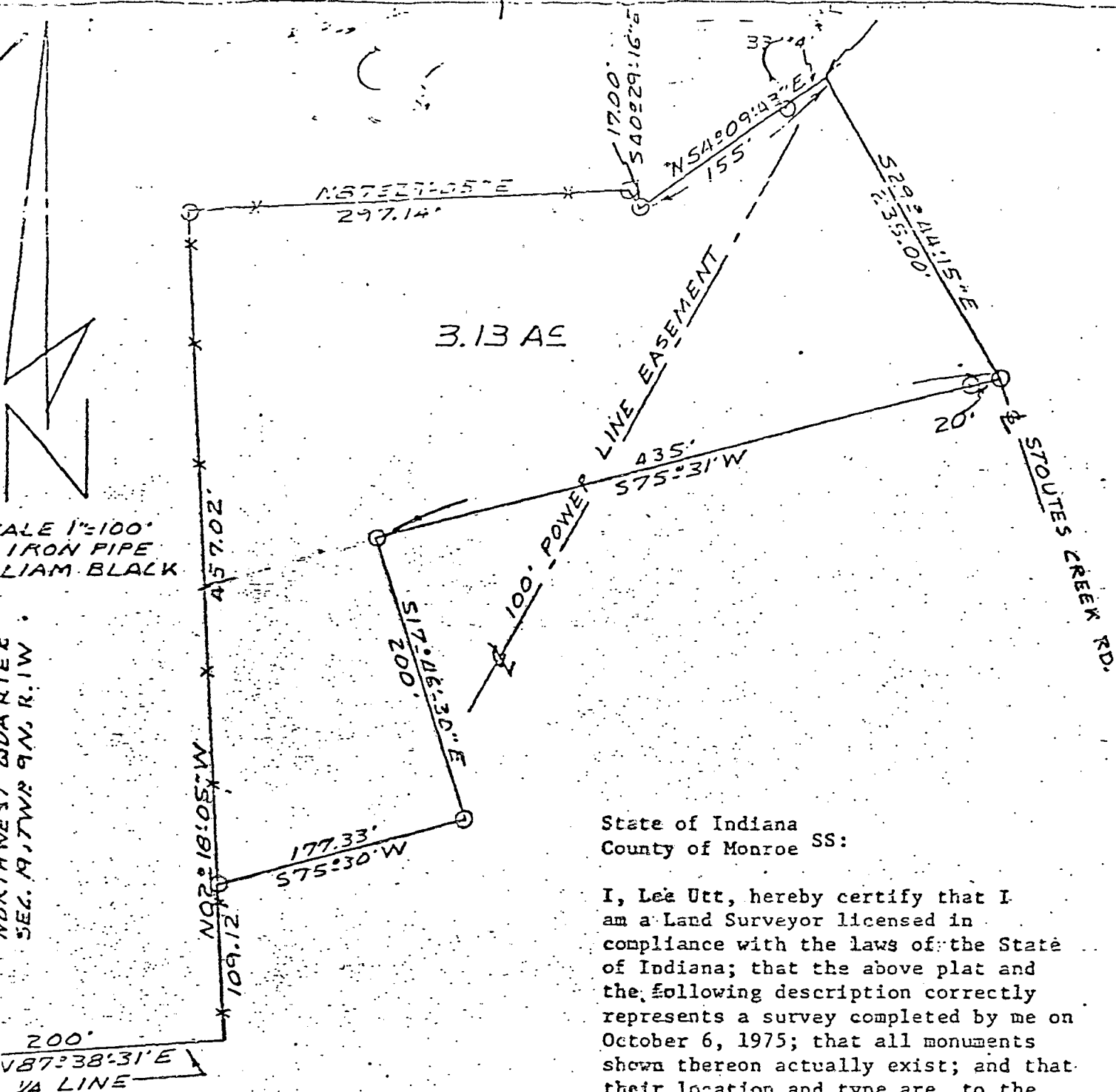
FILED

NOV 5 1977

John W. Davis
Auditor Monroe County, Indiana

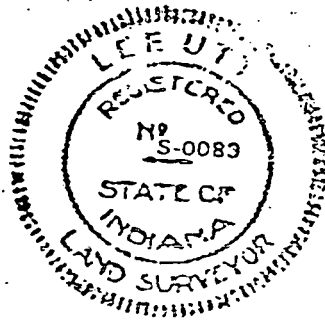
Hottell, Irvin L. & Anna Marie

Blgtn Twp



State of Indiana
County of Monroe SS:

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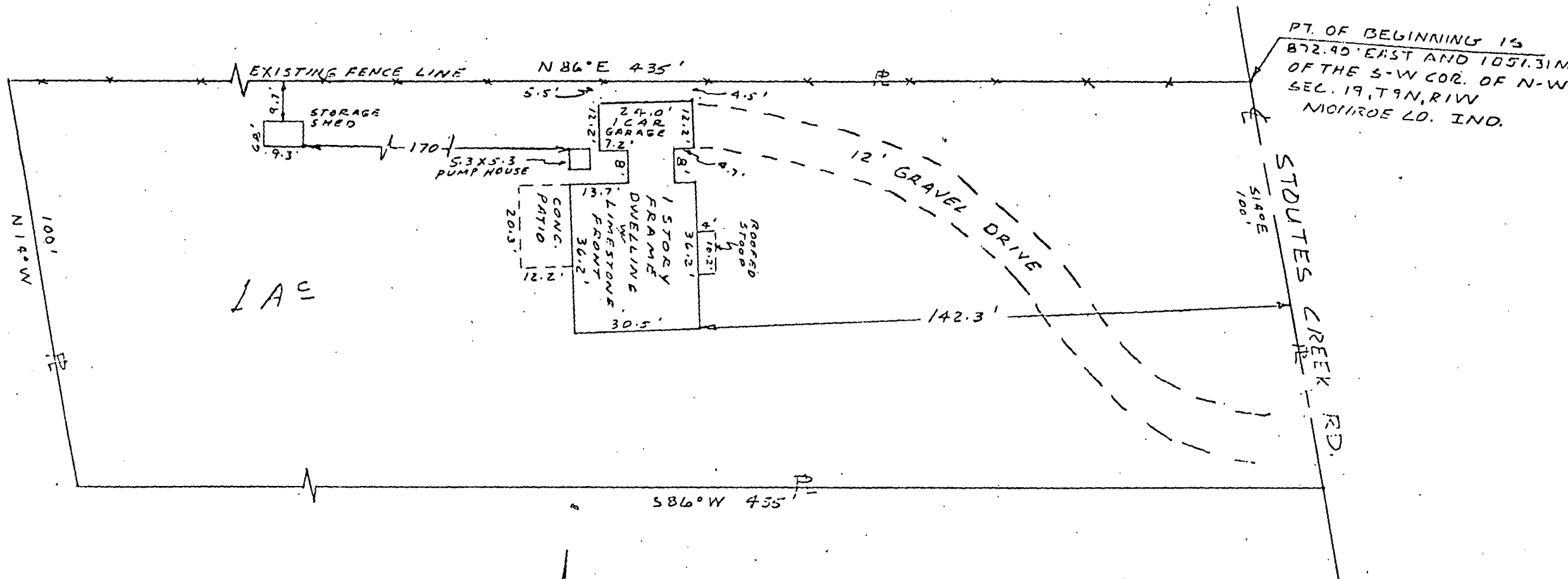


Lee Utt
Lee Utt, R. L. S. # S0089, Indiana

Legal description:

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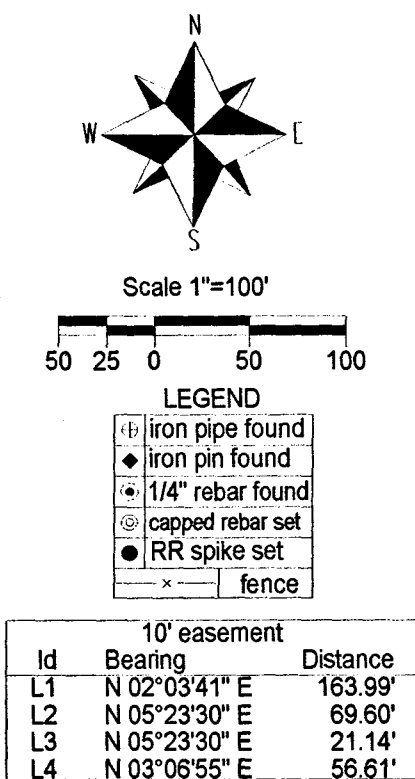
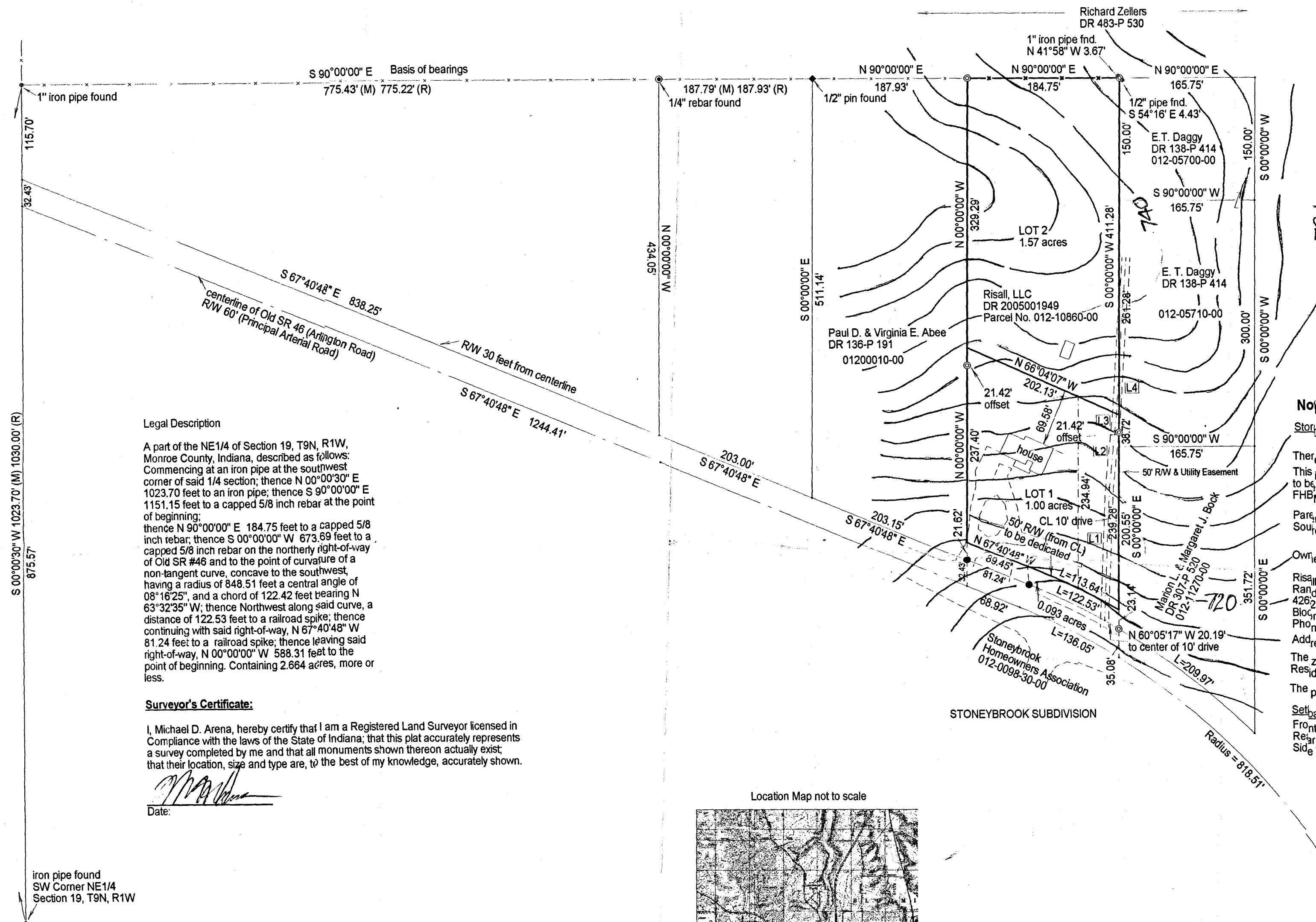


SCALE: 1" = 30'
 STEPHEN CREECH
 4123 STOUTES CREEK RD.
 BLOOMINGTON, IND.

Lee Utt, R. L. S. # S0089, Indiana
 1604 South Henderson St.
 Bloomington, Indiana 47401
 March 1, 1979



Risall, LLC Minor Subdivision of part of the NE 1/4 of Section 19, T9N, R1W, Monroe County, Indiana (Preliminary Plat)



Legal Description

A part of the NE 1/4 of Section 19, T9N, R1W, Monroe County, Indiana, described as follows: Commencing at an iron pipe at the southwest corner of said 1/4 section; thence N 00°00'30" E 1023.70 feet to an iron pipe; thence S 90°00'00" E 1151.15 feet to a capped 5/8 inch rebar at the point of beginning; thence N 90°00'00" E 184.75 feet to a capped 5/8 inch rebar; thence S 00°00'00" W 673.69 feet to a capped 5/8 inch rebar on the northerly right-of-way of Old SR #46 and to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 848.51 feet a central angle of 08°16'25", and a chord of 122.42 feet bearing N 63°32'35" W; thence Northwest along said curve, a distance of 122.53 feet to a railroad spike; thence continuing with said right-of-way, N 67°40'48" W 81.24 feet to a railroad spike; thence leaving said right-of-way, N 00°00'00" W 588.31 feet to the point of beginning. Containing 2.664 acres, more or less.

Surveyor's Certificate:

I, Michael D. Arena, hereby certify that I am a Registered Land Surveyor licensed in Compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; that their location, size and type are, to the best of my knowledge, accurately shown.

Michael D. Arena
Date: _____

Notes:

Storm & Surface Drainage:

There will be no disturbance to the natural drainage. This is to certify that the subject property does not appear to be in a special flood hazard area, according to FHM, Panel # 180169 005 C, dated 6/17/91.

Parent Tract Plat Number 106
Source of Title SPEC WAR 2005001949

Owner of Record & Developer/Subdivider:

Risall, LLC
Randall D. Bowles
4262 N. Loudon Road
Bloomington, IN 47404
Phone 812-876-5115

Address of property: 3740 W. Arlington Road

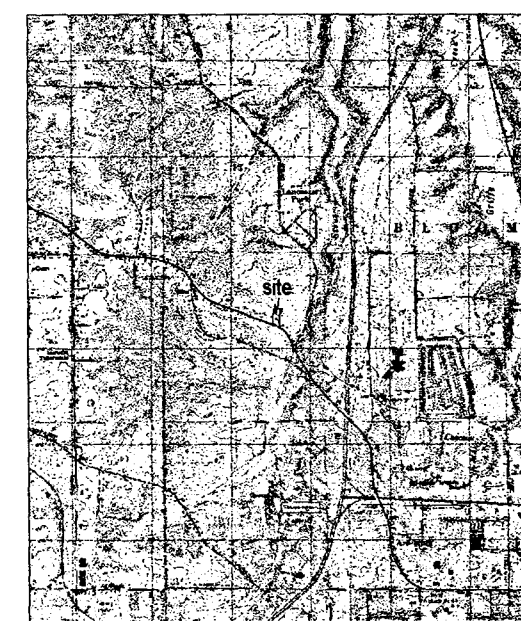
The zoning of the subject property and all adjoiners is Residential Estate 1.

The proposed use of each lot will be single-family.

Setback Table

Front Yard Setback: 80'
Rear Yard Setback: 50'
Side Yard Setback: 20'

Location Map not to scale



RECEIVED

SEP 19 2005

MONROE COUNTY PLANNING



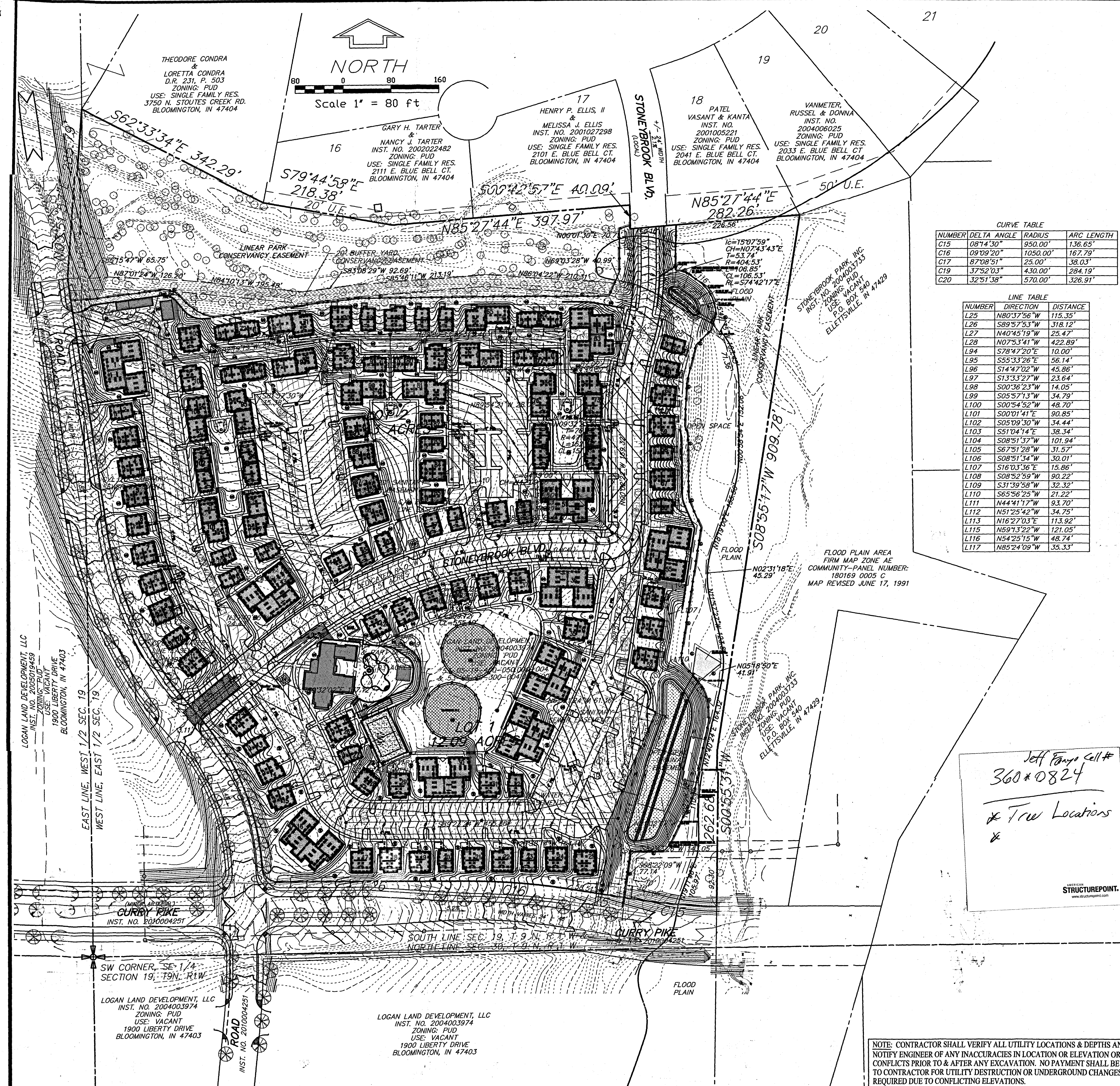
ARENA SURVEYING, LLC

Professional Land Surveying Services
Indiana - Kentucky - Illinois

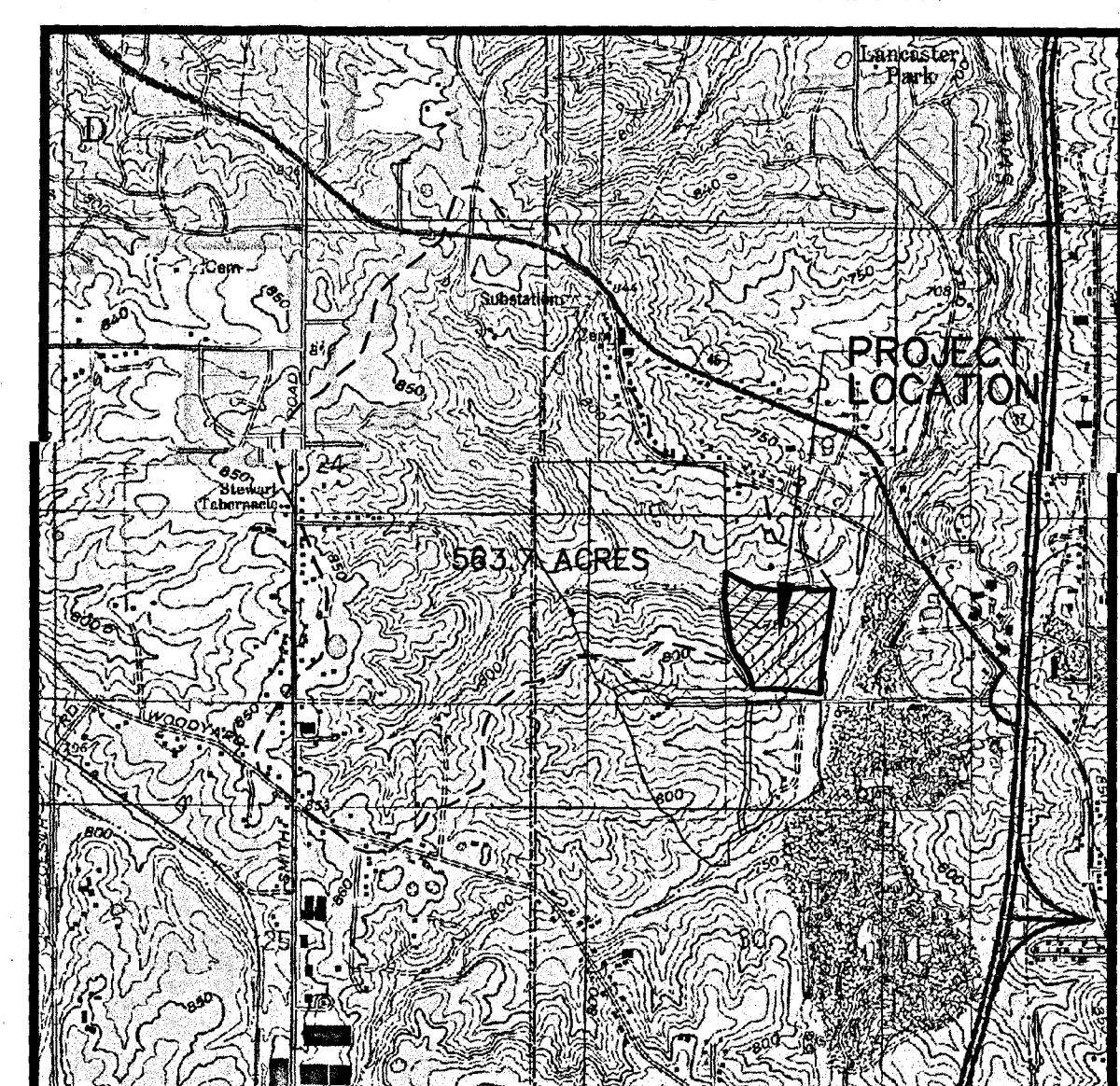
Michael D. Arena, LS

Residence (correspondence)
1904 Circle Drive, Bedford, IN 47421
(812) 279-4213

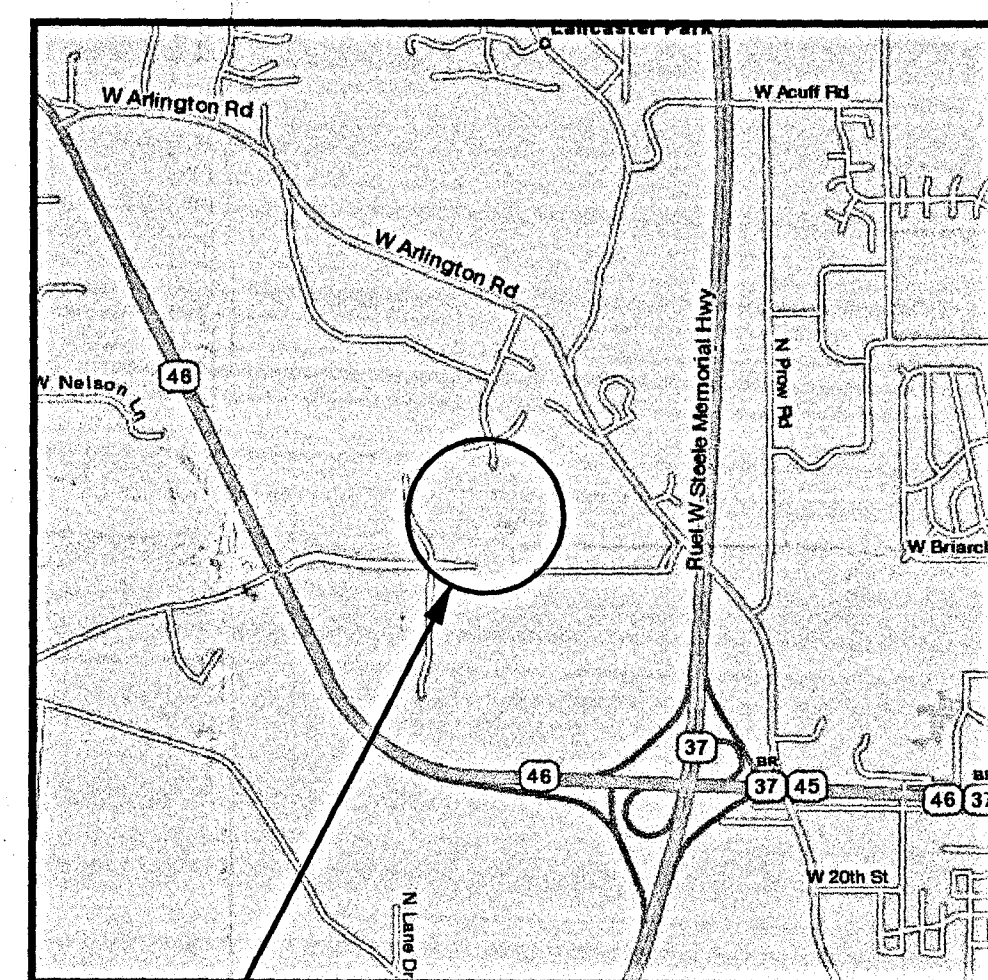
Lawrence County Surveyor
Courthouse Bedford, IN 47421
279-2159 275-4124 FAX



NORTH PARK MULTI-FAMILY
COMMERCE CENTER
PRELIMINARY PLAT
BLOOMINGTON TOWNSHIP



DRAINAGE AREA



PROJECT LOCATION

NOTE: THIS PROPERTY IS PART OF THE NORTH PARK PUD

BUILDING SETBACK TABLE (PUD ZONING)				
	FRONT YARD	SIDE YARD	REAR YARD	F.A.R.
ALL LOCAL STREETS	15' FROM R/W	5'	15'	0.75

- Other General Conditions Applicable to All Use Areas:
- All accessory structures shall adhere to the setback standards identified in the Exhibit and shall be included in the FAR calculation
 - Chimneys, spires, flagpoles, etc. are exempt from the height limitations established in the Exhibit
 - Architectural features, awnings, canopies, bay windows, chimneys, fire escapes, porches, steps, patios, decks, etc. are allowed to encroach into any required setback areas up to 6 feet
 - Driveways, curbs, sidewalks, fences, retaining walls, hedges, flagpoles, landscaping features, planting boxes, recreation features and equipment, refuse disposal facilities, etc. can be located in any yard subject to any applicable provisions regarding screening, landscaping, sight triangle, etc. as established in this PUD Ordinance
 - On any corner lot, a wall, fence, sign, structure, display of merchandise, plant growth, etc. which obstructs sight lines at elevations between two and one-half (2 1/2) feet and ten (10) feet above the crown of the adjacent roadway shall not be placed or maintained within a triangle of the area of the lot twenty-five (25) feet from the street right of way at intersections
 - Temporary outdoor displays of merchandise, that is merchandise on display for thirty (30) days or fewer may encroach into the required setback by no more than ten (10) feet
 - Permanent outdoor displays of merchandise that is merchandise on display for more than thirty (30) days shall conform to the required setbacks for the use area

CURVE TABLE			
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C15	08°14'30"	950.00'	136.65'
C16	09°09'20"	1050.00'	167.79'
C17	8°08'51"	25.00'	38.03'
C19	37°52'03"	430.00'	284.19'
C20	32°51'38"	570.00'	328.91'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L25	N80°37'56"W	115.35'
L26	S89°57'53"W	318.12'
L27	N40°45'19"W	25.47'
L28	N07°53'41"W	422.89'
L94	S78°47'20"E	10.00'
L95	S55°33'26"E	56.14'
L96	S14°47'02"W	45.86'
L97	S13°33'27"W	23.64'
L98	S00°36'23"W	14.05'
L99	S05°57'13"W	34.79'
L100	S00°54'52"W	48.70'
L101	S00°01'41"E	90.85'
L102	S05°09'30"W	34.44'
L103	S51°04'14"E	38.34'
L104	S08°51'37"W	101.94'
L105	S67°51'28"W	31.57'
L106	S08°51'34"W	30.01'
L107	S16°03'36"E	15.86'
L108	S08°52'59"W	90.22'
L109	S31°39'58"W	32.32'
L110	S65°56'25"W	21.22'
L111	N44°41'17"W	93.70'
L112	N51°25'42"W	34.75'
L113	N16°27'03"E	113.92'
L115	N89°13'22"W	121.05'
L116	N54°25'15"W	48.74'
L117	N85°24'09"W	35.33'

NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, IN 47404-3804
JEFF FANYO, PE 18283
DOUG CURRY, RLS 890006

SUBDIVIDER/DEVELOPER
NAME: LOGAN LAND DEVELOPMENT, LLC & CDC BLOOMINGTON, LLC
ADDRESS: 1900 LIBERTY DRIVE
BLOOMINGTON, IN 47403
TELEPHONE: 812-336-4452

revisions:

RECEIVED
APR 05 2010
MONROE COUNTY PLANNING

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
Bloomington, Indiana
(812) 336-4452 (Fax)

certified by:

proposed: PRELIMINARY PLAT
CAPSTONE AT NORTHPARK
Bloomington Indiana

designed by:
drawn by:
sheet no: 1 OF 2
project no.: 401010

title: PRELIMINARY PLAT
APRIL 2, 2010

LEGAL DESCRIPTION

Owner: Logan Land Development, LLC
Source: Instrument No. 2004003974 & 2005019459

27.03 ACRES

A part of the Southeast quarter and a part of the Southwest quarter of Section 19, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, bounded and described as follows:

Commencing at the southwest corner of the Southeast quarter of said Section 19; Thence on the south line of said Southeast quarter North 89 degrees 21 minutes 15 seconds East 1041.14 feet; Thence leaving said south line North 00 degrees 55 minutes 31 seconds East 69.40 feet to the true Point of Beginning, said point being on the north right-of-way line of a road and at the beginning of a non-tangent curve concave to the north having a radius of 3250.00 feet to which beginning a radial line bears South 01 degrees 07 minutes 52 seconds West;

Thence on said curve and road right-of-way line Northwesterly 136.65 feet through a central angle of 08 degrees 14 minutes 30 seconds; Thence North 80 degrees 37 minutes 56 seconds West 115.35 feet to the beginning of a curve concave to the south and having a radius of 1050.00 feet; Thence on said curve Westerly 167.79 feet through a central angle of 09 degrees 09 minutes 20 seconds; Thence South 89 degrees 57 minutes 53 seconds West 318.12 feet to the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence on said curve Northwesterly 38.03 feet through a central angle of 87 degrees 08 minutes 51 seconds to the beginning of a reverse curve concave to the southeast having a radius of 430.00 feet to which beginning a radial line bears North 87 degrees 06 minutes 44 seconds East; Thence on said curve Northerly and Northwesterly 284.19 feet through a central angle of 37 degrees 52 minutes 03 seconds; Thence North 40 degrees 45 minutes 19 seconds West 25.47 feet to the beginning of a curve concave to the northeast and having a radius of 570.00 feet; Thence on said curve Northwesterly 326.91 feet through a central angle of 32 degrees 51 minutes 38 seconds; Thence North 07 degrees 53 minutes 41 seconds West 422.89 feet; Thence leaving said road right-of-way line North 03 degrees 51 minutes 57 seconds East 285.79 feet; Thence South 62 degrees 33 minutes 34 seconds East 342.29 feet to the southwest corner of Stoneybrook Subdivision as recorded in Plat Cabinet C, Envelope 199 in the office of the Recorder of Monroe County, Indiana; Thence on the south line of said Stoneybrook Subdivision South 79 degrees 44 minutes 58 seconds East 218.38 feet; Thence North 85 degrees 27 minutes 44 seconds East 397.97 feet; Thence South 00 degrees 42 minutes 57 seconds East 40.09 feet; Thence North 85 degrees 27 minutes 44 seconds East 282.26 feet; Thence leaving said south line of Stoneybrook Subdivision South 08 degrees 55 minutes 17 seconds West 909.78 feet; Thence South 00 degrees 55 minutes 31 seconds West 262.68 feet to the Point of Beginning, containing 27.03 ACRES (0.11 acre in the Southwest quarter and 26.92 acres in the Southeast quarter of Section 19) be the same more or less but subject to all rights-of-way and easements.

SUBJECT TO all rights-of-way and easements.

Evidence of easements has not been located in the field and is not shown on the survey drawing.

I, _____, the owner of the real estate described below, certify that we have subdivided and platted it according to this plat.

This subdivision is called NORTH PARK MULTI-FAMILY COMMERCE CENTER, an addition to Monroe County, Indiana, and consists of 2 lots numbered 1 & 2. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public.

Front and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the DECLARATION OF COVENANTS AND RESTRICTIONS of _____ as recorded in _____

Signed and Sealed this _____ day of _____, 20____.

BY: _____ OFFICE-LOGAN LAND DEV., LLC
OWNER

STATE OF INDIANA }
COUNTY OF MONROE } SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 20____.

County of Residence Commission Expires

Notary Public Signature Notary Public Printed

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held _____, 20____.

MONROE COUNTY PLAN COMMISSION

PRESIDENT

SECRETARY

I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on _____, 2008 and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Douglas R. Curry
Indiana L.S. 890006
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404-3804
812-332-8030

7.2 Multi-family Residential Areas. The development of the multi-family residential areas shall be in accordance with the following:

7.2.1 Design Criteria

a. General Requirements. The design criteria will be reviewed in the following manner:

1. General. General architectural elements and site design criteria will be reviewed through the Development Plan Review. No development plan shall be approved until findings are established that demonstrate compliance with the identified and applicable design criteria. Inclusion of the stated design criteria into recorded covenants and restrictions may be used to achieve these findings.
2. Specific. Specific architectural elements and site design criteria will be reviewed through the ILP review process and the construction plan review process, respectively. No ILP's nor construction plan approvals shall be approved until compliance with the identified and applicable design criteria has been established.

b. Site Design Principles. Development within these use areas shall be in accordance with Sections 854-6 through 854-12; 856-1 through 856-43; 858-1 through 858-11; 860-1 through 860-4 and 860-6; 860-7; 860-8 of the Monroe County Subdivision Control Ordinance unless stated otherwise in this PUD Ordinance.
c. Multi-family Commerce Center (Within District A).

1. Height, setbacks, minimum frontage, etc. shall be in accordance with Appendix D of this PUD Ordinance.
2. 50% of the first floor of all front elevations, excluding windows, door, fascias, soffits and similar appurtenances, shall be brick, wood based siding, stucco, stone or cultured stone, or other equivalent product.
3. If vinyl siding is used, it shall not be permitted on the front façade of any dwelling unless wood trim is utilized on the corners and shall be a minimum of 0.044 mil-ASTM D3679 Class I
4. Each multi-family structure shall have each of the items below:

All facades fronting on a public street, parking area, plaza or open space that measure greater than fifty (50) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the façade and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of any such façade shall exceed fifty (50) feet

Roofs shall have a minimum 4:12 pitch or if flat, shall utilize heavy cornices and parapet walls where appropriate.
Foundation plantings of bushes and shrubs

And at least four (4) of the following:

Covered porch (minimum 32 square feet) at each of the ground level entrances

Decorative door surround, trim molding or header

Keystone or decorative brick or wood surround on one or more windows or doors

Decorative trim molding at gutter height

Brick, wood siding, or stone or cultured stone wainscot around the rear and both side elevations; excluding windows, doors, and similar appurtenances

Dormers

Articulated cornices

Other equivalent architectural elements

NORTH PARK MULTI-FAMILY
COMMERCE CENTER
PRELIMINARY PLAT
BLOOMINGTON TOWNSHIP

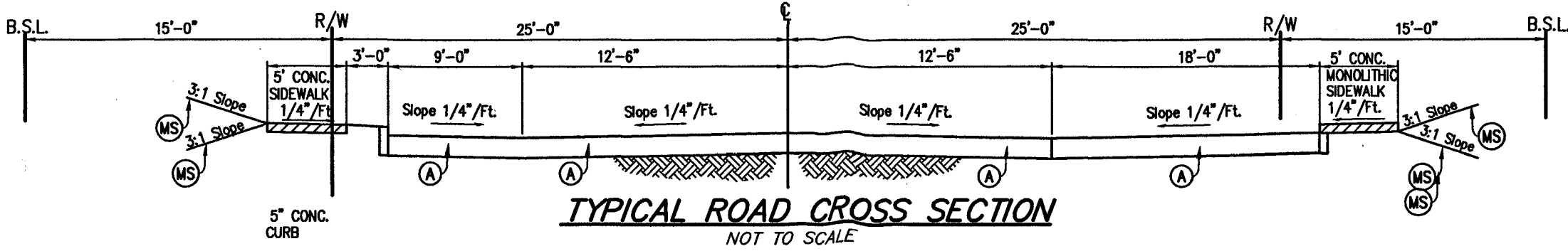
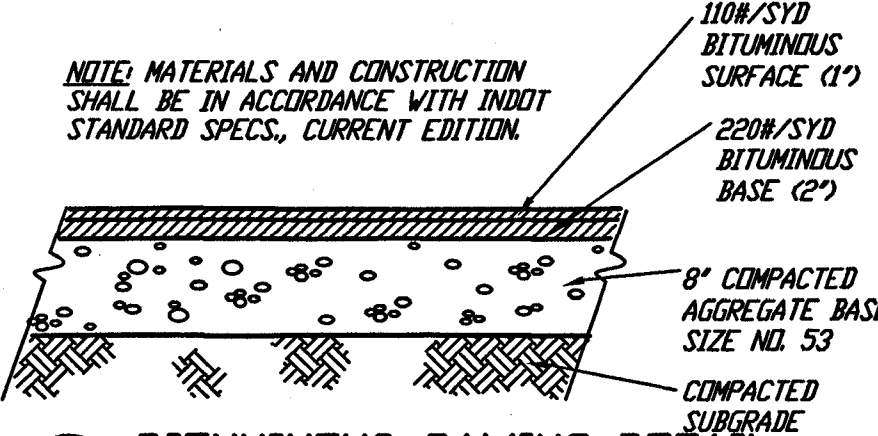
5. Parking for all structures shall be in accordance with the provisions of Chapter 806 of the Monroe County Zoning Ordinance with the additional requirement that any detached garage or carport provided shall include a roof pitch and be constructed of materials, similar to the principle building. All parking areas shall be connected into adjacent alternative transportation features.
6. Landscaping and Buffer Yards shall be provided in accordance with Chapter 830 of the Monroe County Zoning Ordinance with the explicit requirement that existing trees and shrubs located in the proposed yards where adjacent to residential development existing at the time of PUD approval shall be preserved to a depth equivalent to the required buffer yard and shall be placed within a conservation easement for such purposes and shall be in addition to the required density value. This section shall in no way preclude the placement of required utilities within the landscape easement.
7. Signs shall be subject to the provisions of Chapter 807 in the Monroe County Zoning Ordinance with the addition that development entrance monuments shall not exceed eight (8) feet in height.

GENERAL LEGEND	
ADDRESS	1234
STREET TREE	
SETBACK LINE	X SBL
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATER LINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

EXISTING LEGEND	
EXISTING FENCE	
EXISTING WATER LINE	X"W
EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	OHE+OHT
EXISTING UNDERGROUND ELECTRIC AND TELEPHONE LINES	UGE+UGT
EXISTING UNDERGROUND TELEPHONE LINES	UGT
EXISTING CONTOUR	---XXX---
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	

UTILITY AND GRADING LEGEND	
PROPOSED DIP WATER LINE	X"W
PROPOSED WATER VALVE	
PROPOSED 6" CAP AND VALVE	
PROPOSED FLUSH HYDRANT (FH)	
PROPOSED WATER METER (TO BE SIZED BY THE CITY OF BLOOMINGTON UTILITIES)	
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE	
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT	6" SS C.O.
PROPOSED STORM PIPE, INLET AND END SECTION	
PROPOSED RIP-RAP ON FILTER FABRIC	
PROPOSED CONTOUR	XXX
PROPOSED FLOW LINE	
NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.	

EROSION CONTROL LEGEND	
SILTATION FENCE (TEMPORARY)	
MULCH SEEDING - SEE SPECIFICATIONS (TEMPORARY)	
20' X 50' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE (TEMPORARY)	
EROSION CONTROL BLANKET (PERMANENT)	
SEE EROSION CONTROL DETAILS (SHEETS _____) FOR CLARIFICATION.	



revisions:

RECEIVED
APR 05 2010
MONROE COUNTY PLANNING

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BLOOMINGTON, Indiana
(812) 339-2990 (Fax)
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

certified by:

Proposed: PRELIMINARY PLAT
CAPSTONE AT NORTHPARK
Bloomington Indiana

title: PRELIMINARY PLAT

designed by:
drawn by:
sheet no: 2 OF 2
project no.: 401010

March the 3rd 1862

ran the following line & made the following corner in
 Section 18 Town 9 Range No One East for Isaac Cox &
 John P. Thompson beginning at the South East corner
 of said section 18 thence N 5° 34' 49 poles & 19 links corner
 made & stone planted witness trees Beech 10 inch in diam
 N 69° 34' 25 lbs dist Maple 10 inch in dian S 21° E 62 lbs dist
 Chare Barers Isaac Cox & John P. Thompson } sworn by me this
 3rd day of March 1862 for \$2.00 paid

S. S. Buskirk M & S

1861

Established for Daniel Stout & Alfred Houston the following
 corners in 19. T. 9. R. 1. W.

1 st center of Sec	Witness	Beech 20 inch	S 57° E	12 lbs
		W Oak 22	S 22° W	59
2 nd 3/4 dist 1/2 m		Buck 14	S 30° E	27 1/2
		Do 10	N 4° E	12
3 rd N 3/4 of S 1/2 of N 3/4 qr		B Oak 8	N 50° E	31 1/2
		Hickory 9	S 21° E	60
4 th S E of S 1/2 of N 3/4 qr		Buck 14	N 38° W	32
		B Walnut 21	S 21° W	57 1/2
5 th S E cor of Sec		W Oak 20	N 21° E	55 1/2
		Elm 8	N 60° W	55

for Benjamin Neale & John Bungar the South 1/2 mile cor
 of Sec 2. T. 8. R. 2. W. Witness trees W Oak 32 N 20 W 16
 Do 30 N 28 E 23

S S Buskirk M & S
 James Woodburn Deputy

February 14th A.D. 1865-

Established for Benjamin Owens the South west Corner Section
No 18 Township No 9 north of range No one west stone planted &
witness trees White oak 36 inches diameter N 27° E 67 links distant
Cumn 16 inches diameter S 33° E 89 links distant

James Woodburn Sept Sur

February 14th A.D. 1865-

Established for Alfred Donstow & Daniel Stout for the
North west corner of South half of North west quarter of Section
No 17 Township No 9 north of range No one west stone planted and
witness trees Black Oak 8 inches diameter N 40° E 31 1/2 links distant
Hickory 9 inches diameter S 41° E 60 links distant North East corner of
the same Beech 14 inches diameter N 38° W 32 lbs distant

James Woodburn Sept Sur

Cox & Lampkins Survey

May 17th 1894 by agreement I met Douglas Cox George W. Lampkins Oth. Erton and Eli Stockdale and made the following Survey as presented in plat and field notes below same being in Section 21 T 9 R 1 E.

H { Half dist bet. $6\frac{1}{2}$ m.p. & center
Black Oak 12 S 83° E 35' 16"
" " 2 $\frac{1}{2}$ S $26\frac{1}{2}^{\circ}$ E 33' "

I { Center of S. E. quarter
Oth. Walnut 8 in S 8° W 14'
Beech 6 N $65\frac{1}{2}^{\circ}$ W $29\frac{1}{4}$ '

The parties interested furnished Thomas W. Cox James B. Lampkins and Oth. Erton as assistants all were duly sworn The foregoing plat and field notes is a true report of the work by me done as I verily believe

George B. Rader
Deputy M. C. S.

	H
	I

Stout Survey

May 23^d 1894 Surveyed for Ira B. and Conery & Stout in Section 19 T 9 N R 1 W and established corners in the divisions of their lands as presented by plat and field notes below

F { $50\frac{1}{2}$ Poles South of N.E. cor.
Beech 18 N $45\frac{1}{2}^{\circ}$ E 117' 16"
" 20 S 57° W 168'

G { $51\frac{1}{2}$ Poles South of N.E. m.p.
Beech 30 S 1° W 13' 16"
" 15 S 85° E 130'

Oth. had for assistants Ira B. Stout, Cora A. Stout Conery & Stout and Albert J. Stout all sworn and worked on changes

G	F
---	---

I hereby certify the foregoing to be a true report of Survey by me made as I verily believe

George B. Rader
Deputy M. C. S.

June 14th 1894 met at Michael Fleener pursuant to ten days notice in writing served on Leander Whitwood by Michael Fleener and James A.